



Taylors

Horse Bridge Lane, Whittington, Kinver, Stourbridge, Staffordshire, DY7 6PA

Guide Price £200,000

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Delightfully situated within this pretty hamlet, along a quiet lane shared by only a select number of homes, this DETACHED BUNGALOW occupies land subject to an AGRICULTURAL OCCUPANCY CONDITION. The sale is therefore restricted to purchasers who can demonstrate that they satisfy the requirements of this condition.

The history of the bungalow and its associated land extends back approximately 60 years, when the site once formed part of a larger farm. Following its separation, the land was used for horticultural purposes in accordance with the agricultural occupancy condition.

The dwelling is of NON-STANDARD CONSTRUCTION and now requires COMPLETE REFURBISHMENT. Given both its construction and condition, it is considered unlikely to qualify for conventional mortgage finance. Accordingly, the property is offered to CASH BUYERS ONLY. Roughly, and this is only an estimate, the land totals approximately 1.5 acres (that is both sections of land combined).

Prospective purchasers must also be able to demonstrate that they meet the agricultural occupancy condition—namely, that they are solely or mainly employed, or were last employed, in agriculture or forestry. Buyers are advised to seek independent legal guidance to confirm their eligibility before proceeding.

Porch - 2.87m x 1.63m (9'5" x 5'4")

Reception Hall - 3.99m x 1.52m (13'1" x 5'0") Minimum

Sitting Room - 5.21m x 3.4m (17'1" x 11'2")

Kitchen - 5.18m x 2.62m (17'0" x 8'7")

Rear Hall - 1.68m x 1.4m (5'6" x 4'7")

Sun Lounge - 7.01m x 3.84m (23'0" x 12'7")

Bedroom One - 3.91m x 3.25m (12'10" x 10'8")

Bedroom Two - 3.78m x 2.79m (12'5" x 9'2")

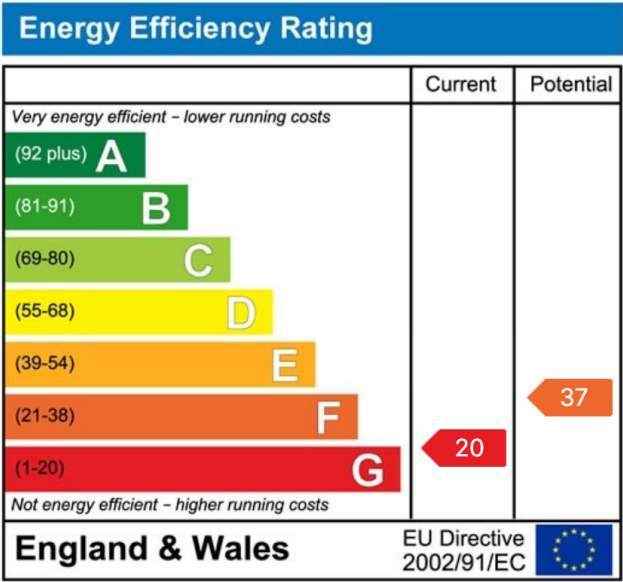
Bedroom Three - 3.28m x 3.05m (10'9" x 10'0")

Wet Room - 2.67m x 1.45m (8'9" x 4'9")

Garage - 4.78m x 4.6m (15'8" x 15'1")

Utility - 3.51m x 2.39m (11'6" x 7'10")





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